



Highlands Farm Cottage, Arlington Road West, Hailsham BN27 3RD

£1,350,000

**MANSELL
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Highlands Farm Cottage, Arlington Road West

Hailsham

A beautifully positioned period four bedroom detached farmhouse occupying 11.5 acres of pastureland and woodland with an incredible range of farm buildings and stables situated off a tree lined driveway.

Highlands Farm Cottage is a seldom found property, forming part of a historic dairy farm situated in a breath-taking position overlooking glorious countryside. The property has been home to the same family for over 40 years. There are a wide range of heritage farm buildings which have been well kept and boast many original features, in particular the Edwardian coach house and adjoining stable block.

The home itself has a huge amount of charm and character, with a part timber clad and part brick facade, large multi-pane windows and hipped tiled roof. Internally there are two reception rooms found to the front of the property, which include a double aspect sitting room with a wood burner, and a separate double aspect study. The kitchen is found to the rear and continues through to an open plan dining area. A set of French doors opens to the rear terrace and on into the garden. Also on the ground floor are an inner hallway and a shower room. An oak staircase rises to the first floor where there are four bedrooms and a family bathroom.



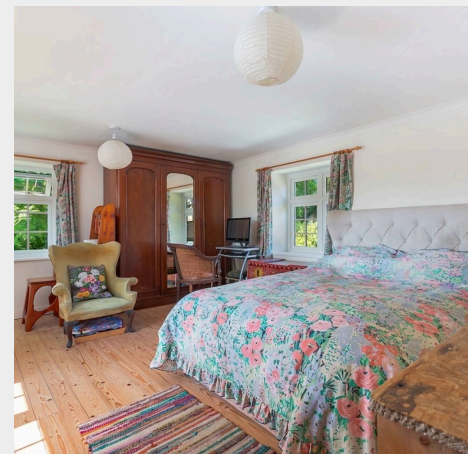


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Outside, the front of the property is approached via a picturesque driveway, where you pass the farm buildings and arrive at a parking area. There are large informal cottage gardens surrounding the entire house. These are beautifully established with a vast array of mixed planting all positioned amongst the historic brick walls and pillars of what were older barns and outbuildings.

- A beautifully positioned period four bedroom detached farmhouse occupying 11.5 acres of pastureland and woodland with an incredible range of farm buildings and stables
- Charming period farmhouse
- Large informal cottage gardens
- The most impressive Edwardian coach house and stable block
- Breath-taking grounds and rural view
- The vast range of farm buildings have many distinguishing features and offer tremendous potential
- Dairy/one bedroom annex



Arlington Road, West Arlington Hailsham, BN27

Approximate Gross Internal Area = 1668 sq ft / 155.0 sq m

Hay Loft = 859 sq ft / 79.8 sq m

Outbuildings = 3001 sq ft / 278.8 sq m

Total = 5528 sq ft / 513.6 sq m



Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapLtd.co.uk (ID1306198)

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